

Public Hearings were held Aug 9 & Sept 12, 2022 and Jan 24, 2023 @ 7pm at Andover Town Hall

Citizens who wish to view the existing Zoning Ordinances in their entirety may download a copy of zo-2022_updated.pdf from <https://www.andover-nh.gov/planning-board>

ZONING CHANGES TO ENABLE WORKFORCE HOUSING

Article IV: General Provisions

E. Residence Density

[NOTE: This replaces Article IV – E which required that “only one dwelling is permitted on any one lot in any district.”]

Only one dwelling is permitted on one lot in the Farm/Agriculture & Agriculture/Residential zones. Multiple buildings for dwelling (whether single family, multi-family, or apartment building) may be constructed on a parcel in the Village or Rural Residential zones, at a rate of no more than one building per acre of buildable lot area in the parcel. (See definition of “buildable area” in Conservation Subdivision, Appendix 1). Required minimum spacing between buildings increases as the number of dwelling units increases, at a rate of 30 feet for the first dwelling unit, plus an additional 10 feet per additional dwelling unit in the building. [For example, a building containing 4 dwelling units must be placed more than 60 feet from any other dwelling.]

[NOTE: The following changes to Article IV - G Residential Parking rules were made to facilitate private driveways to workforce housing; no changes were made to Parking sections G - 2 (Commercial Use) , G - 3 (Motels) and G- 4 (Assembly)]

G. Parking

Adequate off-street parking space shall be provided for each use, in accordance with the following minimum standards:

1. Residential Use

- No fewer than one off-street parking space of not less than 200 square feet for each dwelling unit.
 - Driveway(s) to parking must be no wider at the curb than to allow two cars to pass by each other safely.
 - Multiple buildings for multi-family or apartment dwellings on one parcel may share the same private driveway.
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Article V: Zoning District Regulations

[NOTE: For the Rural Residential district, added two-family dwellings as a Permitted Use, and multi-family dwellings as a Special Exception. For the Village district, the list of "Permitted Uses" was replaced with the following itemized list. As always, the Zoning Board may choose to allow specific uses not on this list, on a case-by-case basis. No substantive changes were made to D - 2 (Special Exceptions) or D - 3 (Lot frontage and area).]

C. Rural Residential Districts (Zone RR)

1. Permitted uses:

- Any Permitted Use allowed in the FA and AR Zones
- Two-family dwellings
- Places for public assembly of townspeople
- Accessory uses and buildings

2. Special Exceptions:

(a-d) items unchanged

(e) Multi-family dwellings

D. Village District (Zone V)

1. Permitted uses:

- Any permitted use allowed in the FA, AR and RR zones
 - Neighborhood stores for the retail sale of new goods
 - Neighborhood service establishments, including appliance repairs, clothes cleaners, self service laundries and barbers.
 - Tourist homes in existing buildings.
 - Single and two-family dwellings.
 - Apartments (Rental single and multi-family dwellings are considered Residential, and not a Commercial use with respect to Andover Zoning Ordinance, Article X "Performance Standards for Commercial Uses".)
 - Places for public assembly of townspeople.
 - Antiques shops
 - Community buildings
 - Combinations of the above Village-permitted uses ("mixed -use")
 - Accessory buildings and uses
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